

Syllabus and Course Schedule

Preservation Economics

HSPV 625

Spring 2022

Tuesdays 8:30 – 11:30, Meyerson Hall B7

Instructor:

Donovan D. Rypkema
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Graduate Assistant:

Course Texts:

The Economics of Historic Preservation: A Community Leader's Guide

Feasibility Assessment Manual for Reusing Historic Buildings

Buying Time for Heritage: How to Save an Endangered Historic Property

(All available from Amazon)

The Economics of Uniqueness: Investing in Historic City Cores and Cultural Heritage Assets for Sustainable Development (Downloadable as PDF)

PDF Texts:

Heritage and Beyond

(In Course File)

Economics and Built Heritage

(In Course File)

Economics and Historic Preservation: A Guide and Review of the Literature

(In Course File)

Integrating Aims: Built Heritage in Social and Economic Development

(In Course File)

City Development: Experience in the Preservation of Ten World Heritage Sites

(In Course File)

Methods for the Economic Valuation of Urban Heritage: A Sustainability-Based Approach

(In Course File)

Cultural Heritage Counts for Europe

(In Course File)

Other reports and materials as provided or available in Course File or on the internet

Objective of Course:

The primary objective is to prepare the student, as a practicing preservationist, to understand the language of the development community, to make the case through feasibility analysis why a preservation project should be undertaken, and to be able to quantify the need for public/non-profit intervention in the development process. A second objective is to acquaint the student with the measurements of the economic impact of historic preservation and to critically evaluate “economic hardship” claims made to regulatory bodies by private owners.

Course Requirements:

Class Participation. This course will operate primarily as a seminar. Therefore, attendance, completion of the readings, submission of discussion questions and participation in class is required. **Each student should prepare two questions, in writing, based on each set of readings. The questions will be submitted via email or deposited in a Canvas folder no later than the night prior to each class period. This is not an optional assignment!** The two questions per assignment will continue through Week 10.

Short Papers. Five short (3-5 pages) papers will be required. These are not meant to be research papers but rather analyses, evaluations, or critiques based on student's reasoning regarding an assigned topic. **HOWEVER each student can opt out of one of the papers.** You only need to advise the instructor that you are skipping that paper. Any student who does all five papers will receive extra credit toward their final grade. Papers may be emailed or deposited in a Canvas folder by the date and time due.

Midterm Exam. A written examination covering lectures, reading materials and class discussions will be given. The exam will be primarily essay and short-answer essay questions.

Feasibility Study. Students will participate in interdisciplinary Feasibility Assessment Teams (4-5 members/team) and conduct a feasibility analysis of a Philadelphia building of their choice. The instructor will assign members to each team.

Feasibility Study Report. In lieu of a final exam each of the student Feasibility Assessment Teams will present their feasibility analysis to the rest of the class. Form of the presentation, assumed audience, and any visual and numerical materials used in the presentation are up to the team.

Grading Criteria:

Class attendance	10%
Class participation	10%
Submission and quality of questions	10%
Short papers (5% each)	20% (+ up to 5% bonus if all are completed)
Midterm Exam	20%
Feasibility Study and Presentation	25%
Feasibility team peer grading	5%
	100%

However, no student will receive an "A" or an "A-" in this class, irrespective of points received on the above schedule, without submitting EVERY required set of questions and short papers. Late submissions will receive reduced points. However, students who have opted out of a paper and informed the instructor are still eligible to receive an "A".

Contact Information and Appointments:

Students should feel free to contact instructor anytime with questions, concerns or comments. Email is preferred at DRypkema@PlaceEconomics.com. Telephone messages can be left at 202-588-6258 and will be returned as soon as possible, but that could well be a day or two. Appointments can be scheduled before or after class on any Tuesday the course is being taught or at any other time that fits the schedule of both the professor and the student. For general information or when instructor cannot be reached students can also contact Sammy Purnell, spurnell@design.upenn.edu.

Code of Academic Integrity

http://www.upenn.edu/academicintegrity/ai_codeofacademicintegrity.html

Course Schedule

Week 1, January 17:

Lecture: Course introduction; Economic aspects of historic preservation; Property Rights

Before next Class:

Reading Assignments Texts: *Heritage and Beyond*, pages 101-112, *The Economics of Uniqueness*, Chapters 3 and 4

Reading Assignments Course File: Week 1 & Week 2

Questions Assignment: 2 questions based on readings. ***Due by email January 23.***

Short Paper Assignment: None

Week 2, January 24:

Lecture: The academic and theoretical background of heritage economics and non-market techniques for measuring the economic value of historic preservation

Before next Class:

Reading Assignments Texts: *The Economics of Historic Preservation: a Community Leader's Guide*; *Economics and Historic Preservation: Cultural Heritage Counts for Europe*, "10 Key Findings", pages 19-29

Reading Assignments Course File: Week 3

From Internet: Read one Economic Impact study – Pick one of the economic impact studies found under the "Publications" tab on the PlaceEconomics web site (www.PlaceEconomics.com) or find and read a preservation impact study from elsewhere.

Questions Assignment: 2 questions based on readings. ***Due by email January 30.***

Short Paper Assignment: Write a response to any one of: "Historic Preservation Is Great, Except When it Isn't" or "Historic Designations are Ruining Cities" or "Stop Fetishizing Old Homes". Due **beginning of class January 31st.**

Week 3, January 31:

Lecture: Measuring the economic impact of historic preservation

Before next Class:

Reading Assignments Texts: *The Economics of Uniqueness*, Chapters 5 and 9

Reading Assignments Course File: Week 4

Questions Assignment: 2 questions based on readings. ***Due by email February 7.***

Short Paper Assignment: None

From Internet: Search, find and read four web pages related to Main Street: the National Main Street Center, one state Main Street program, one small town Main Street program, one urban neighborhood Main Street program.

Short Paper Assignment: None

Week 4, February 7:

Lecture: Main Street: Economic Development in the Context of Historic Preservation

Guest Lecturers: Donna Harris, Heritage Consulting, Inc. and Alexander Balloon, Tacony Community Development Corporation

Before next Class:

Reading Assignments Texts: None

Reading Assignments Course File: Week 5

Questions Assignment: 2 questions based on readings. *Due by email February 13.*

Short Paper Assignment: None

Week 5, February 14:

Lecture: The impact of historic districts on property values, Housing and historic preservation, Gentrification

Before next Class:

Reading Assignments Texts: City Development: Experience in the Preservation of Ten World Heritage Sites (Introduction and one case study); Economics of Uniqueness, Chapter 6;

Reading Assignments Course File: Week 6

Questions Assignment: 2 questions based on readings. *Due by email March February 20.*

Short Paper Assignment: Based on the World Heritage Site case study you read, prepare 2 “arguments” for the economics of historic preservation (as in the book *The Economics of Historic Preservation: A Community Leader’s Guide*) with accompanying “factoids” or brief citation from the case study. **Due beginning of class February 28.**

Week 6, February 21:

Lecture: Issues of Diversity, Equity, and Inclusion in Measuring the Impacts of Historic Preservation

Guest Lecturer: Katlyn Cottom, Director of Communications and Design, PlaceEconomics

Before next Class:

Reading Assignments Texts: Feasibility Assessment Manual

Reading Assignments Course File: Week 7

Questions Assignment: 2 questions based on readings. *Due by email February 27.*

Short Paper Assignment: Describe and write an approach to better capture quantitatively the impacts of historic preservation on communities of color. **Due beginning of class March 14.**

Week 7, February 28:

Mid Term Exam

Lecture: Feasibility Analysis

Before next Class:

Reading Assignments Texts: None

Questions Assignment: 2 questions based on readings. **Due March 13.**

Short Paper Assignment: None

Feasibility Study Assignment: Feasibility Assessment Teams assigned

March 7 – Spring Break

Week 8, March 14:

Lecture: Historic Preservation, the environment, climate change and sustainability

Before next Class:

Reading Assignments Texts: *Buying Time for Heritage* Chapters 3-6;

Reading Assignments Course File: Week 9

Questions Assignment: 2 questions based on readings. ***Due by email March 20.***

Short Paper Assignment: None

Week 9, March 21:

Lecture: Real Estate as an Investment; Adaptive Reuse of Historic Buildings

Before next Class:

Reading Assignments Texts: None

Reading Assignments Course File: Week 10

Questions Assignment: 2 questions based on readings. ***Due by email March 27.***

Short Paper Assignment: None

Feasibility Study Assignment: (group) Select building

Week 10, March 28:

Lecture: Pro Forma Analysis

Before next Class:

Reading Assignments Texts: *Buying Time for Heritage*, Chapter 13

Reading Assignments Course File: Week 11 (read any two of the Tax Credit studies)

Questions Assignment: 2 questions based on readings. ***Due by email April 3.***

Short Paper Assignment: Prepare Stabilized Year Operating Statement, Source and Use of Funds and Gap Calculations based on provided information. ***Due beginning of class April 4.***

Feasibility Study Assignment: (group) Work at team's chosen pace. Must be completed by beginning of class **April 26.**

Week 11, April 4:

Lecture: Pro Forma Analysis exercises; Development Incentives; Appraising; Time/Value of Money Concepts; Economic Hardship

Feasibility Teams: Each team gives brief report on status of feasibility assessment

Before next Class:

Reading Assignments Texts: *Buying Time for Heritage: How to Save an Endangered Historic Property*, Chapter 13; *Historic Properties: Preservation and the Valuation Process* Chapter 10

Reading Assignments Course File: Week 12 (any two of the tax credit studies)

Questions Assignment: None

Short Paper Assignment: Devise a new development incentive; explain how it would work and how it would affect project viability. *Due beginning of class April 11.*

Feasibility Study Assignment: (group) Work at team's chosen pace. Must be completed by beginning of class April 25.

Week 12, April 11:

Lecture: The Development Process; Community Initiated Development; Public-Private Partnerships

Before next Class:

Reading Assignments Texts: *Heritage and Beyond* pages 29-41; any 3 chapters from *Integrating Aims: Built Heritage in Social and Economic Development*

Reading Assignments Course File: Week 13

Questions Assignment: None

Short Paper Assignment: None

Feasibility Study Assignment: (group) Work at team's chosen pace. Must be completed by beginning of class April 26.

Week 13, April 18:

Lecture: Issues in International Heritage Economics: The Historic Urban Landscape; The New Urban Agenda, the Sustainable Development Goals

Before next Class:

Reading Assignments Texts: None

Reading Assignments Course File: None

Questions Assignment: None

Short Paper Assignment: None

Feasibility Study Assignment: (group) Work at team's chosen pace. Must be completed by beginning of class April 25.

Week 14, April 25:

Final Presentations

Turn in Feasibility Study

Group presentations of Feasibility Analysis (approximately 30 minutes/group allowed)